



334B

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FROM: TLMA - Planning Department

SUBMITTAL DATE:

August 18, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 1056 – (TECHNICAL AMENDMENT)

Applicant: County of Riverside Planning Department – Engineer / Representative: N/A - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Rural Residential: Estate Density Residential – Location: Easterly of the City of Temecula and northerly and southerly of Rancho California Road – 7,577 Gross Acres - Zoning: Citrus / Vineyard (C/V) Commercial – Citrus Vineyard (C-C/V) Residential Agriculture (R-A) Rural Residential (R-R) and Light Agriculture (A-1) - **REQUEST:** To amend Policy 1.5 of Citrus / Vineyard Rural Policy Area of the Southwest Area Plan in the Riverside County General Plan to include special occasion facilities as an allowed incidental use.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application,

Ron Goldman
Planning Director

RG:nt

REVIEWED BY EXECUTIVE OFFICE

DATE 8/21/08
Tina Grande
Departmental Concurrence

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

15.9

the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is a Technical GPA, under Section 2.4.

Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

RECOMMENDED MOTION:

Staff recommends that the above-referenced findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1056. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

Agenda Item No.: 6.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Derek Hull
Planning Commission: August 6, 2008

General Plan Amendment No.: 1056
Technical General Plan Amendment Initiation
Applicant: County of Riverside Planning
Department

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT ADDENDUM

Planning Commission Comments:

Commissioner John Petty provided the following comments for GPA 1056:

- 1) It is reasonable to consider the Technical Amendment for the Citrus Vineyard Rural Policy Area with the understanding that additional recommendations are forthcoming for the policy.
- 2) This Technical Amendment only addresses Special Occasion Facilities.

Commissioner John Snell provided the following comments for GPA 1056:

- 1) This amendment only applies to Special Occasion Facilities and does not include Bed and Breakfast inns.



Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Derek Hull
Planning Commission: August 6, 2008

General Plan Amendment No.: 1056
Technical General Plan Amendment Initiation
Applicant: County of Riverside Planning
Department

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1056 is a proposal to amend Policy 1.5 of Citrus/Vineyard Rural Policy Area of the Southwest Area Plan in the Riverside County General Plan to include special occasion facilities as an allowed incidental use. (The revised policy will read as follows with the addition noted in red italics):

- Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns and *special occasion facilities* on 10 acres or more, provided that at least 75% of the project site is planted in vineyards.

The project boundaries are located within the Citrus/Vineyard Rural Policy Area, including approximately 7,577 acres (11.83 square miles). Specifically the project boundaries lie easterly of the City of Temecula and northerly and southerly of Rancho California Road.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is a Technical GPA, under Section 2.4.

Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.



ADDITIONAL INFORMATION:

The Citrus/Vineyard Rural Policy Area encompasses one of the most important agricultural land areas in the county. In addition to vineyards and other agricultural uses, the project area is comprised of wineries, single-family residential units, bed and breakfast inns, restaurants and special occasion facilities. The existing and planned land uses commonly found in the area are intended to encourage agricultural cultivation, vineyards, and wineries that would:

- Preserve the rural lifestyle and wine-making atmosphere of the areas where such activities are occurring; and
- Protect such areas from incompatible uses, which could result in reduced agricultural productivity and increased urbanization within the policy area.

General Plan Policies:

Six specific policies are identified in the Southwest Area Plan (SWAP) for the Citrus/Vineyard Rural Policy Area:

SWAP 1.1 -Maintain a rural and agricultural character in the Citrus/ Vineyard area through continued implementation of the Citrus/ Vineyard (C/V) zone and judicious use of the C-C/V zone. These zones help achieve the desired character by requiring that commercial buildings, wineries, citrus processing operations, and bed and breakfast inns be designed in a "rural" or "wine-country" theme and by discouraging curbs, gutters, sidewalks, and street lights.

SWAP 1.2 -Require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps.

SWAP 1.3 -Encourage clustered developments in conjunction with onsite provision of vineyards for new residential tract maps and parcel maps where appropriate. In case of a clustered development, the overall project density yield must not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area set aside for permanent provision of vineyards.

SWAP 1.4 -Continue to provide for incidental commercial uses, such as retail wine sales/sampling rooms, incidental gift sales, restaurants excluding drive-through facilities, and delicatessens, in conjunction with wineries on 10 acres or more provided that at least:

- 75% of the project site is planted in vineyards;
- 75% of the grapes utilized in wine production and retail wine sales area grown or raised within the county; and
- The winery facility has a capacity to produce 3,500 gallons of wine annually.

SWAP 1.5 -Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns on 10 acres or more, provided that at least 75% of the project site is planted in vineyards.

SWAP 1.6 -Continue to provide for incidental commercial uses, such as bed and breakfast inns country inns on 15 acres or more, and hotels on 20 acres or more, in conjunction with wineries provided that at least:

- 75% of the project site is planted in vineyards;

- 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the County; and
- The winery facility has a capacity to produce 3,500 gallons of wine annually.

REQUIRED FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1056 falls into the Technical Amendment category, which involves changes in land use designations or policies that involve land located entirely within a General Plan Foundation Component but that do not change the boundaries of that component.

The Administration Element of the General Plan explains that one required finding must be made and at least one of the additional findings must be made to justify a Technical Amendment. The one required finding is:

a. The proposed amendment does not change any policy direction or intent of the General Plan.

The additional findings, only one of which need be made, include:

- b. An error or omission needs to be corrected.
- c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
- d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
- e. A minor change of boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

Consideration Analysis:

a. First Required Finding: The first required finding explains that the proposed Amendment would not change any policy direction or intent of the General Plan.

The inclusion of 10 acres or more for special occasion facilities in the General Plan Policy preserves the intent of the Citrus/Vineyard Rural Policy Area by preserving the rural lifestyle and wine-making atmosphere of the areas where such activities are occurring; and protect such areas from incompatible uses, which could result in reduced agricultural productivity and increased urbanization within the policy area. The 10-acre requirement will further provide for a great buffer and ultimately reduce conflicts between special event holders and adjacent residences.

b. Second Required Finding: The second required finding explains that an error or omission needs to be corrected. Special Occasion facilities were omitted from GPA00760 when the Board of Supervisors

adopted the revised policies in 2006. GPA01056 will add special occasion facilities as an allowed incidental use on 10 acres or more, provided that at least 75% of the project site is planted in vineyards.

d. Third Optional Finding: In addition to the two required findings, a third optional finding indicates that a point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion. In addition to preserving the rural lifestyle and wine-making atmosphere of the Citrus/Vineyard Rural Policy Area, allowing limited incidental commercial uses such as special occasion facilities on 10 acres or more ultimately enhances the essence of wine country as being a paradigm of economic viability. Furthermore, specifying that special occasion facilities be located on 10 acres or more adds more clarity to the policy requirements and ensures for consistency of development standards for such uses.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|---|
| 1. General Plan Land Use (Ex. #5): | Agriculture, Rural Residential, and Estate Density Residential |
| 2. Existing Zoning (Ex. #2): | Citrus/Vineyard (C/V), Commercial –Citrus Vineyard (C-C/V), Residential Agricultural (R-A), Rural Residential (R-R), and Light Agricultural (A-1) |
| 4. Surrounding Zoning (Ex. #2): | Numerous, primarily R-A-2 ½; R-A-5; SP; R-R |
| 5. Existing Land Use (Ex. #1): | Wineries, single-family residential units, bed and breakfast inns, restaurants and Special Occasion Facilities. |
| 6. Surrounding Land Use (Ex. #1): | Wineries, vineyards, orchards, single-family residential units, bed and breakfast inns, restaurants, vacant land and Special Occasion Facilities. |
| 7. Project Data: | Total Acreage: 7,577 Acres (11.83 Square Miles) |

RECOMMENDATIONS:

Staff recommends that the above-referenced findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1056. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Specific Plan;
 - b. An Airport Influence Area;
 - c. A Redevelopment Area;
 - d. A Flood zone;
 - e. A High Fire Area;

3. The project site is located within:
 - a. The Community of Rancho California;
 - b. An Agricultural Preserve;
 - c. A Fault zone;
 - d. The Temecula Valley Unified School District;
 - e. The Stephen's Kangaroo Rat Fee Area;
 - f. Citrus/Vineyard Rural Policy Area;
 - g. A MSHCP criteria cell or cell group; and,
 - h. Ordinance 655 Mount Palomar Lighting Influence Area, Zones A & B.